

FOR LEASE

# 1805 SOUTH REDWOOD ROAD

SALT LAKE CITY, UT



## OFFICE SPACE

### MODERN RENOVATION COMPLETED

- Approximately 11,403 SF Available (can be demised)
- Lease Rate: \$16.00-\$18.00/SF, NNN
- Lot overlooks Glendale Golf Course
- Great opportunity for single-tenant occupant
- Unique building design with 2nd floor balcony



**GENEROUS TENANT  
IMPROVEMENT ALLOWANCE**



**AMPLE PARKING**



**CONVENIENT ACCESS TO  
HIGHWAY 201, I-215, & I-15**

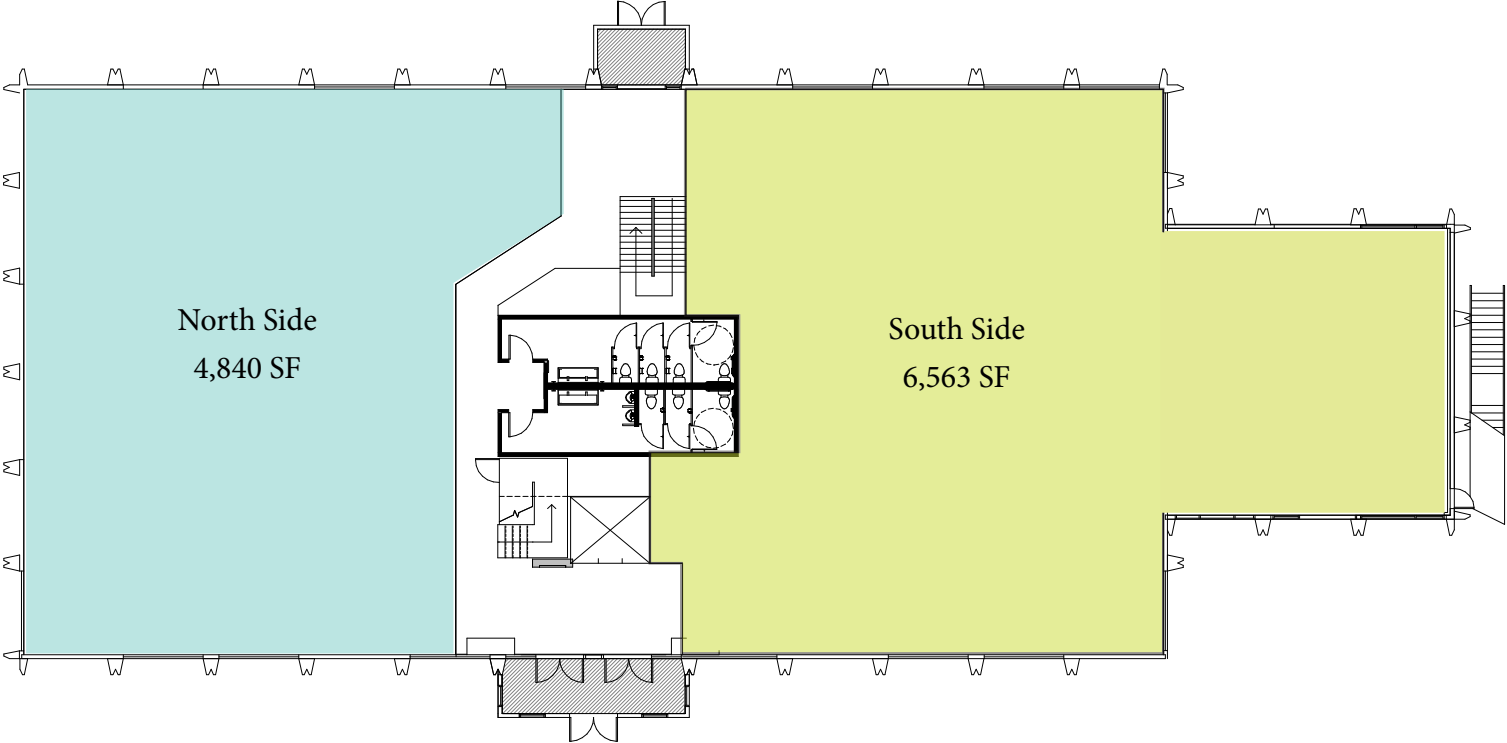


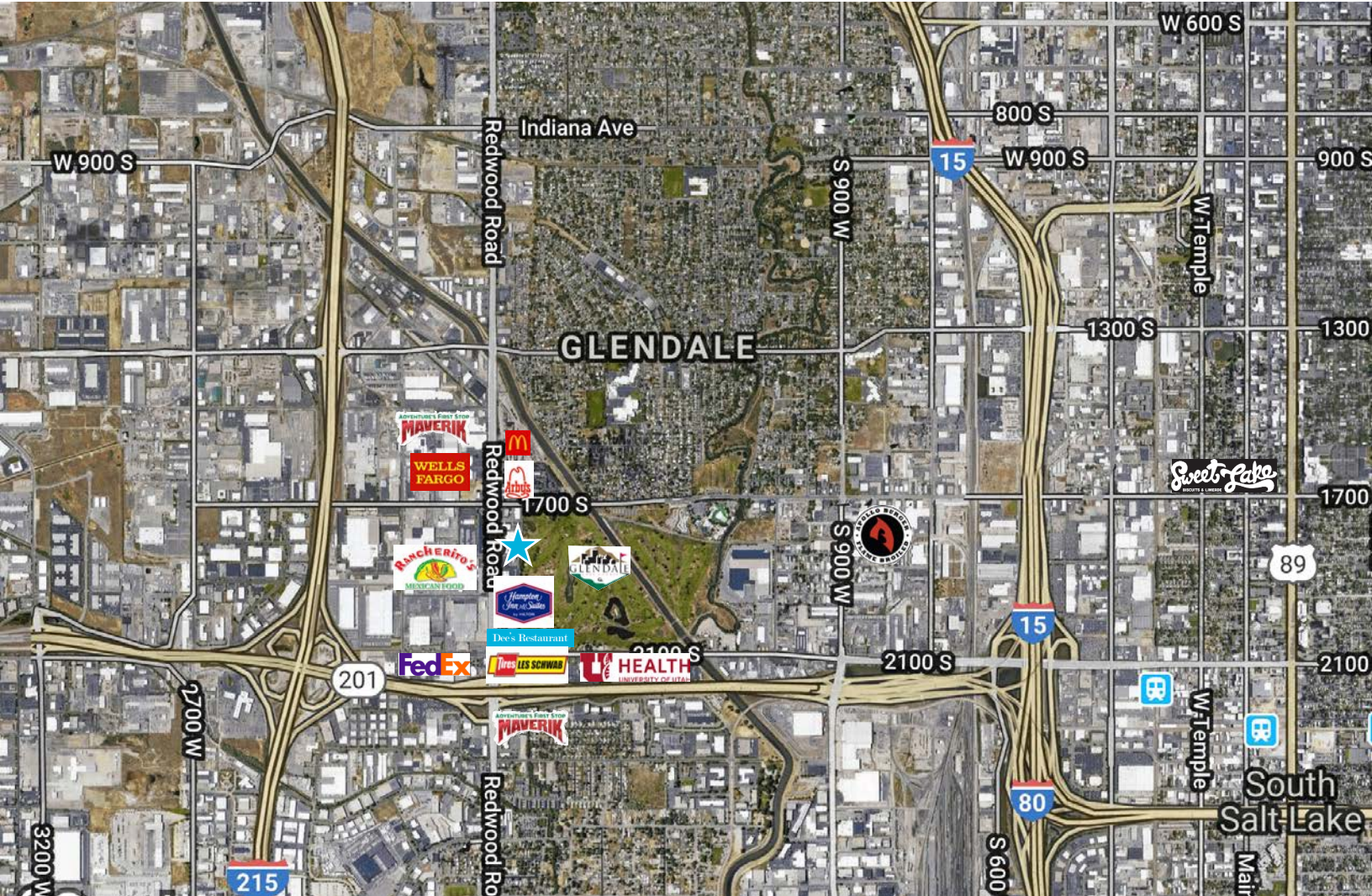
## COMPLETE BUILDING RENOVATION

- New roof deck addition
- Refaced and updated building exterior: metal or stucco replaced stone, and concrete will be sandblasted
- New energy-efficient windows
- Redesigned entry that will be centered in relation to the building
- Re-landscaped yard
- New HVAC system
- Creative, modern design with polished concrete and raised ceilings
- Remodeled bathrooms
- Upgraded elevator
- Energy efficient, modern lighting fixtures
- New kitchenettes throughout the building
- Updated, fresh paint throughout interior

# FLOOR PLANS

1ST FLOOR :: UP TO 11,403 SF





**CONTACT US**

**ERIC SMITH**

Senior Vice President  
 +1 801 869 8008  
 eric.smith@cbre.com

**KREG PETERSON**

First Vice President  
 +1 801 869 8092  
 kreg.peterson@cbre.com

**JAMES MECHAM**

First Vice President  
 +1 801 869 8028  
 james.mecham@cbre.com

**Laurie Adair**

Vice President  
 +1 801 869 8009  
 laurie.adair@cbre.com

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